



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 10 JUNE 2021**

Held at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Upton (Chairman), Mrs M Stockwood (Vice-Chairman), N Clarke,
P Gowland, B Gray, L Healy, A Major, D Mason, F Purdue-Horan, C Thomas
and J Stockwood

ALSO IN ATTENDANCE:

L Ashmore - Director for Development and Economic Growth

OFFICERS IN ATTENDANCE:

A Pegram
R Sells
P Taylor
M Hilton
T Coop
L Webb

Service Manager - Planning
Solicitor
Area Planning Officer
Area Planning Officer
Democratic Services Officer
Democratic Services Officer

APOLOGIES:

Councillors S Bailey

20 Declarations of Interest

The following Councillors declared non-pecuniary interests for items 3 and 4 on the basis that they are also Councillors at Nottinghamshire County Council: Cllr Upton, Cllr Clarke and Cllr Gowland.

Cllr Purdue-Horan declared a non-pecuniary interest in item 4 on the basis that he is a Councillor at Nottinghamshire County Council and also a Borough ward Councillor for Bingham West.

Councillor J Stockwood declared a non-pecuniary interest for item 4 on the basis that he is a Borough ward Councillor for Bingham West.

Cllr Thomas declared a non-pecuniary interest for item 3 on the basis that she is a Borough ward Councillor for East Leake.

21 Minutes of the Meeting held on 13 May 2021

The minutes of the meeting held on 13 May 2021 were approved as a true record and signed by the Chairman.

22 Planning Applications

The Committee considered the written report of the Director – Development and Economic Growth relating to the following applications, which had been

circulated previously.

As Ward Councillor for the following application, Councillor D Mason removed herself from the meeting and did not take part in the following discussion.

200/00810/FUL – Seasonal change of use, erection of 3 tipis each 10.3m diameter to be used from 1 May to 30 September annually to allow for 28 events to be held and erection of pagoda for wedding ceremonies, part use of existing dwelling as bridal suite (limited to bridal use during the 28 events only) – Overgrown Acres, Cotgrave Road, Normanton On The Wolds, Nottinghamshire.

Updates

Additional representations were received after the agenda had been published and were circulated to the Committee before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Ms L Marjoram (Applicant's Solicitor), Ms S Fennell (Objector) and Councillor D Mason (Ward Councillor) addressed the Committee.

Comments

Members of the Committee expressed their concerns in respect of the harm the proposal would cause to the Green Belt by reason of inappropriate development and impact on openness and the effect the proposal would have on the amenities of neighbouring properties from noise and general disturbance arising from the activity and traffic generation at the site. Members of the Committee did not consider that any other considerations clearly outweighed the harm to the Green Belt and any other harm arising from the proposal and, therefore, very special circumstances do not exist.

DECISION

CONTRARY TO THE RECOMMENDATION, PLANNING PERMISSION WAS REFUSED FOR THE FOLLOWING REASONS:

1. The site is located within the Green Belt and the proposal involves inappropriate development, which is harmful by definition and would cause harm to openness by virtue of the structures associated with the proposed use. It is not considered that there are any other considerations which clearly outweigh the harm to the Green Belt, and any other harm arising, therefore very special circumstances have not been demonstrated to justify the grant of permission for inappropriate development. Consequently, the proposal is contrary to paragraph 144 of the National Planning Policy Framework and Policy 21 (Green Belt) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.
2. The proposed use of the site would give rise to a level of activity, traffic movements, noise generation and general disturbance which would be detrimental to the amenities of nearby residential properties. Therefore, the proposal is contrary to Policy 10 (Design and Enhancing Local

Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.

Councillor D Mason re-joined the meeting at this point.

21/00804/FUL – Proposed two storey and first floor front extension, first floor window to side elevation and internal alterations – 38 Mulberry Close, West Bridgford, Nottinghamshire.

Updates

There were no updates or speakers for this item.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor Plans, Elevations, Site Block Plan and OS Plan, drawing number 1005 002, revision C

[For the avoidance of doubt having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The external materials used in the construction of the development hereby permitted shall be as detailed on the submitted application form and proposed elevations on drawing number 002, revision B. The new brickwork shall be of a similar appearance to the brick used on the exterior of the existing dwelling. If any alternative materials are proposed details must be submitted to and approved in writing by the Local Planning Authority prior to the development advancing beyond damp proof course level. Thereafter the development must be carried out in accordance with the approved, alternative materials.

[To ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The new upper floor window in the side (east) elevation of the development hereby permitted must be:
 - a. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and;
 - b. fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent.

Thereafter, this window shall be retained to this specification throughout the life of the development.

[To preserve the amenities of neighbouring properties, having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

Notes to Applicant

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is not CIL chargeable, as the proposal represents minor development, with a gross internal area of less than 100 square metres. Further information about CIL can be found on the Borough Council's website at

<https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

It is possible that the roofspace, and/or behind the soffit, fascia boards, etc. may be used by bats. You are reminded that bats, their roosts and access to roosts are protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

21/01029/CTY – The erection of a Primary School for up to 2-forms of entry (in phases), plus 26 place nursery with associated car parking. Associated areas of soft play, hard play, grass playing field with landscaping works. Erection of 2m high security and lit 3m shared pedestrian and cycle path on route of Public Footpath, East Leake FP5. Bound surface and lit path and bridge between Sheepwash Way.

Updates

There were no updates or speakers for this item.

Comments

Members raised their concerns regarding access and asked whether consideration could be given for an increase in the size of the parent drop off area, increased parking for staff and restrictions to parking on roads approaching the school entrance. Additional notes were added to the response to the County Council in respect of the concerns raised.

DECISION

THE BOROUGH COUNCIL INFORMS THE COUNTY COUNCIL THAT IT DOES NOT OBJECT TO THE PROPOSAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of the materials to be used in the construction of the exterior of the development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved materials.
2. The development hereby permitted may not be begun unless:
 - (a) a Biodiversity Gain Plan (BGP) has been submitted to the Local Planning Authority County Council, and:
 - (b) the County Council has approved the BGP.

The development shall be carried out in accordance with the approved BGP

3. The development hereby approved shall not commence until the recommendations listed in the Preliminary Ecological Assessment Report (PEAR) have been undertaken and the relevant reports containing any mitigation measures have been submitted to the Local Planning Authority. Thereafter the development shall be carried out in accordance with the recommendations contained within the details and retained as such for the lifetime of the development.
4. The development hereby permitted shall not commence until details of both the existing and proposed land levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.
5. The development hereby permitted shall not be occupied or first brought into use until a Landscaping Scheme (LS), has been submitted to and approved in writing by the Local Planning Authority.

The LS must provide details of all hard and soft landscaping features to be used and include the following:

- An accurate survey of all existing trees and other natural features showing those to be retained and those to be removed;
- Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow.
- A schedule of the new trees and shrubs (using their botanical/latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees);
- Plans showing the proposed finished land levels/contours of landscaped areas;
- Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features;
- Details of the protection measures to be used of any existing landscape features to be retained.

The approved LS must be carried out and completed in accordance with the approved details no later than during the first planting season (October – March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner.

If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved LS is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

6. The development hereby permitted must not commence and no preparatory operations in connection with the development hereby permitted (including demolition, site clearance works, fires, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a detailed Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', has been submitted to and approved in writing by the Local Planning Authority and all protective fencing has been erected as required by the AMS. The AMS must include full details of the following:
 - a) The timing and phasing of any arboricultural works in relation to the approved development;
 - b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
 - c) Details of a Tree Protection Scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which

are to be retained or which are the subject of any Tree Preservation Order;

- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the Tree Protection Scheme;
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees on the site. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no services shall be dug or laid into the ground other than in accordance with the approved details;
- f) Details of any changes in ground level, including existing and proposed spot levels, required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.

7. If during the course of carrying out the development hereby permitted any unexpected contamination is found that has not been previously identified, it must be reported to the Local Planning Authority within (48 hours). All development on the site must cease immediately and must not recommence until a written scheme for the investigation and risk assessment of the unexpected contamination has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must be prepared by a suitably qualified 'competent person' (as defined in the National Planning Policy Framework February 2019) and must be in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM).

a) Where remediation of the contamination is necessary no further development shall commence on the site until a Remediation Strategy (RS) has been submitted to and approved in writing by the Local Planning Authority. The submitted RS must include:

- full details of how the contamination on the site is to be remediated and include (where appropriate) details of any options appraisal undertaken;
- the proposed remediation objectives and criteria; and,
- a verification plan.

The RS must demonstrate that as a minimum the site after remediation will not be capable of being classified as contaminated land under Part 2A of the Environmental Protection Act 1990.

b) The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RS and a written Verification Report (VR) confirming that all measures outlined in the approved RS have been successfully carried out and completed has been submitted to and agreed in writing by the Local Planning Authority. The VR must include, where appropriate the results of any validation testing and copies of any necessary waste management

documentation.

8. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site.
9. The development hereby permitted shall not commence and no preparatory operations in connection with the development (including site clearance works, fires, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a site specific Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP must include details outlining:
 - appropriate provision for the parking of vehicles within the site belonging to construction operatives and/or visitors;
 - areas for loading and unloading plant and materials;
 - the location and appearance of any site compound/material storage areas, including heights of any cabins to be sited and details of any external lighting;
 - measures to control the emission of dust and dirt during construction;
 - measures for the storage/recycling/disposal of waste resulting from the construction works;
 - any hoarding to be erected;
 - Details of the construction hours; and
 - Details of delivery hours to the site

The approved CMP must be adhered at all times throughout the construction period for the development.

10. Prior to the construction of any building on the site proceeding above damp proof course level, a scheme for the provision of Electric Vehicle Charging Points (EVCP's) must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme must include details of the type, number and location of the proposed EVCP apparatus. The school building(s) shall not be brought into use until the EVCP's have been installed in accordance with the approved scheme. Thereafter EVCP's must be permanently retained in accordance with the approved scheme throughout the lifetime of the development.
11. Any aggregate (other than virgin quarry stone) that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation

scheme shall be imported onto the site.

12. If pile driven foundations are to be used for the construction of the development, a method statement detailing techniques for the control of noise, dust and vibration from piling works, and the protection of neighbouring dwellings, shall be submitted and approved by the Local Planning Authority prior to the development commencing. The method statement shall have regard to the guidance given in:
 - BS 5228-1:2009+A1: 2014 - Code of practice for noise and vibration control on construction and open sites. Noise
 - The control of dust and emissions from construction and demolition. Best Practice Guidance; Greater London Authority, November 2006.

Thereafter the works shall be carried out in accordance with the approved method statement.

14. If any external lighting (including security lighting and floodlights) is to be installed, the details of such [together with a lux plot of the estimated illuminance] shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. All lighting will need to conform to the Institute of Lighting Engineers document 'Guidance Note 01/20 Guidance note for the reduction of obtrusive light'. Thereafter the approved lighting shall be installed in accordance with the approved details and be retained as such for the lifetime of the development.
15. Before the use is commenced, the noise levels for the air source heat pump that is to be installed shall be submitted to and approved in writing by the Local Planning Authority. If this information is inconclusive or not complete then the applicant will be required to undertake a full noise assessment in accordance with BS 4142: 2014+A1: 2019 Methods for rating and assessing industrial and commercial sound. This report will need to make it clear that the plant/equipment is capable of operating without causing a noise impact on neighbouring properties. Thereafter the air source heat pump shall be installed operated and maintained in accordance with the approved details for the lifetime of the development.

Informatives

The technical input of the Highway Authority, the Lead Local Flood Authority and Archaeological Team are recommended to be sought and consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc.

The Borough Council also advises the County Council to consider the implications of the Traffic Regulation Orders in the event that such controls are not secured through the democratic process.

Further consideration should be given to the impact of the construction of the development upon the biodiversity habitat of the surrounding area as well as

an ecological enhancement scheme being secured as part of the development. Consideration should be given to a dedicated vehicular drop-off/pick-up zone outside of the school, including for buses/coaches.

Additional staff parking should be considered in the detailed design which could be achieved by extending the car parking shown on the indicative plans further to the eastern boundary of the site.

Consideration should be given to the provision of a dedicated gathering area for parents/guardians etc so as not to block the public footpath/ pavements/ cycle paths for other users at school start and end times.

Yellow “zig-zag” highway markings should be provided on the road serving plots 266-273 on the David Wilson Housing development approved under application reference 20/00888/FUL

Consideration should be given to the provision of vehicular access to the playing fields by emergency vehicles.

21/01046/CTY – Construction of new 315 (1.5FE) place primary school with 26 place nursery over two phases (1st phase 1FE 210 place with 26 place nursery) associated playing fields, car parking (including lighting columns 4mhigh), lit service areas and sprinkler tank, hard surfaced outdoor play and footpaths. Associated landscaping and covered areas to nursey/reception classes, sun canopies, fenced sprinkler tank and bin store, 2,4m high security fencing and gates to boundary, including lit path between Widnall Drive and Dunsmore Avenue, associated highway works and safe pedestrian movement.

Updates

Additional representations from the Borough Council’s Environmental Sustainability Officer were received after the agenda had been published and were circulated to the Committee before the meeting.

Comments

Members welcomed the new primary school but requested whether the County Council would consider increasing the staff parking and provide a vehicular drop off area to prevent the impact of parents parking on neighbouring roads. Additional notes were added to the response to the County Council in respect of the concerns raised.

DECISION

THE BOROUGH COUNCIL INFORMS THE COUNTY COUNCIL THAT IT DOES NOT OBJECT TO THE PROPOSAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of the materials to be used in the construction of the exterior of the

development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved materials.

2. The development hereby permitted may not be begun unless—
 - (a) a Biodiversity Gain Plan (BGP) has been submitted to the Local Planning Authority, and:
 - (b) the Local Planning Authority has approved the BGP.

The development shall be carried out in accordance with the approved BGP.

3. The development hereby approved shall not commence until the recommendations listed in the Preliminary Ecological Assessment Report (PEAR) have been undertaken and the relevant reports containing any mitigation measures have been submitted to the Local Planning Authority. Thereafter the development shall be carried out in accordance with the recommendations contained within the details and retained as such for the lifetime of the development.
4. The development hereby permitted must not commence until details of both the existing and proposed land levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.
5. The development hereby permitted must not be occupied or first brought into use until a Landscaping Scheme (LS), has been submitted to and approved in writing by the Local Planning Authority.

The LS must provide details of all hard and soft landscaping features to be used and include the following:

- An accurate survey of all existing trees and other natural features showing those to be retained and those to be removed;
- Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow.
- A schedule of the new trees and shrubs (using their botanical/Latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees);
- Plans showing the proposed finished land levels/contours of landscaped areas;
- Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features;
- Details of the protection measures to be used of any existing landscape features to be retained.

The approved LS must be carried out and completed in accordance with the approved details no later than during the first planting season (October – March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner.

If, within a period of 5 years from the date of planting, any tree or shrub planted as part of the approved LS is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

6. The development hereby permitted must not commence and no preparatory operations in connection with the development hereby permitted (including demolition, site clearance works, fires, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a detailed Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', has been submitted to and approved in writing by the Local Planning Authority and all protective fencing has been erected as required by the AMS.

The AMS must include full details of the following:

- a) The timing and phasing of any arboricultural works in relation to the approved development;
- b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
- c) Details of a Tree Protection Scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are to be retained or which are the subject of any Tree Preservation Order;
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the Tree Protection Scheme;
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees on the site. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no services shall be dug or laid into the ground other than in accordance with the approved details;
- f) Details of any changes in ground level, including existing and proposed spot levels, required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
- g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.

7. If during the course of carrying out the development hereby permitted any unexpected contamination is found that has not been previously identified, it must be reported to the Local Planning Authority within (48 hours). All development on the site must cease immediately and must not recommence until a written scheme for the investigation and risk assessment of the unexpected contamination has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must be prepared by a suitably qualified 'competent person' (as defined in the National Planning Policy Framework February 2019) and must be in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM).
- a) Where remediation of the contamination is necessary no further development shall commence on the site until a Remediation Strategy (RS) has been submitted to and approved in writing by the Local Planning Authority. The submitted RS must include:
- full details of how the contamination on the site is to be remediated and include (where appropriate) details of any options appraisal undertaken;
 - the proposed remediation objectives and criteria; and,
 - a verification plan.
- The RS must demonstrate that as a minimum the site after remediation will not be capable of being classified as contaminated land under Part 2A of the Environmental Protection Act 1990.
- b) The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RS and a written Verification Report (VR) confirming that all measures outlined in the approved RS have been successfully carried out and completed has been submitted to and agreed in writing by the Local Planning Authority. The VR must include, where appropriate the results of any validation testing and copies of any necessary waste management documentation.
8. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site.
9. The development hereby permitted must not commence and no preparatory operations in connection with the development (including demolition, site clearance works, fires, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a site specific Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The CMP must include details outlining:

- appropriate provision for the parking of vehicles within the site belonging to construction operatives and/or visitors;
- areas for loading and unloading plant and materials;
- the location and appearance of any site compound/material storage areas, including heights of any cabins to be sited and details of any external lighting;
- measures to control the emission of dust and dirt during construction;
- measures for the storage/recycling/disposal of waste resulting from the construction works;
- any hoarding to be erected

The approved CMP must be adhered at all times throughout the construction period for the development.

10. Prior to the construction of any building on the site proceeding above damp proof course level, a scheme for the provision of Electric Vehicle Charging Points (EVCP's) must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme must include details of the type, number and location of the proposed EVCP apparatus. The school building(s) shall not be brought into use until the EVCP's have been installed in accordance with the approved scheme. Thereafter EVCP's must be permanently retained in accordance with the approved scheme throughout the lifetime of the development.
11. Prior to the school first being brought into use an assessment of potential ball strike from all the outside playing areas/sports pitches on any neighbouring building shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall detail the potential for risk and propose any mitigation measures required to ensure that there will be no significant adverse impact arising from ball-strikes affecting the adjoining properties. Thereafter the school development and any proposed mitigation measures shall be constructed in accordance with the approved details and maintained as such for the lifetime of the development.
12. Prior to the installation of any security lighting/floodlighting for any of the outdoor playing areas/sports pitches details of the lighting, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority, together with a lux plot of the estimated illuminance. The lighting scheme shall be designed to reduce effects upon sensitive species; upon sensitive habitats to be retained or created on the site and on the amenity of adjoining occupiers. Thereafter the lighting/floodlighting shall be installed only in accordance with the approved details and maintained as such for the lifetime of the development.
13. Prior to the school first being brought into use a noise impact assessment from all the outside playing areas/sports pitches on any neighbouring building shall be submitted to and be approved in writing

by the Local Planning Authority. The assessment shall identify the impacts of noise on residential amenity of the adjoining residents and propose any mitigation measures required to ensure that there will be no significant adverse impact arising from use of the outside play areas/sports pitches affecting the adjoining properties. Thereafter the school development and any proposed mitigation measures shall be constructed in accordance with the approved details and maintained as such for the lifetime of the development.

14. If works have not commenced by the end of February 2023 and update ecological survey detailing any recommendations appropriate to the survey's findings shall be submitted to and be approved in writing by the County Council. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.
15. Immediately prior to works commencing on site (including site clearance and site preparation works) a survey for badgers should be carried out detailing any recommendations appropriate to the survey's findings shall be submitted to and be approved in writing by the County Council. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.

Informatives

The technical input of the Highway Authority, the Lead Local Flood Authority and Archaeological Team are recommended to be sought and consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc.

The Borough Council also advises the County Council to consider the implications of the Traffic Regulation Orders in the event that such controls are not secured through the democratic process.

Further consideration should be given to the impact of the construction of the development upon the biodiversity habitat of the surrounding area as well as an ecological enhancement scheme being secured as part of the development.

Consideration should be given to a dedicated vehicular drop-off/pick-up zone outside of the school, including for buses/ coaches.

Additional staff parking should be considered in the detailed design which could be achieved by extending the car parking shown on the plans.

Consideration should be given to the provision of a dedicated gathering area for parents/guardians etc so as not to block the public footpath/ pavements/ cycle paths for other users at school start and end times.

Measures to ensure that the roof liners of any building do not pose a risk to roosting bats in the future should be taken.

Permanent artificial bat boxes/bricks and wild bird nests (e.g. swallow, swift and house sparrow) should be installed within buildings. Hedgehog corridors

and features should be provided. Reptile and amphibian habitats, enhancement features and hibernacula should be considered.

New wildlife habitats should be created where appropriate, including wildflower rich neutral grassland, hedgerows, trees and woodland, wetlands and ponds.

Sustainable Urban Drainage schemes (SUDs) where required should be designed to provide ecological benefit.

Good practise construction methods should be adopted including:

- Advising all workers of the potential for protected species. If protected species are found during works, work should cease until a suitable qualified ecologist has been consulted.
- No works, fires or storage of materials or vehicle movements should be carried out in or immediately adjacent to ecological mitigation areas or sensitive areas.
- All work impacting on vegetation or buildings used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.
- Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting and cutting tools should not be left in the works area where they might entangle or injure animals. No stockpiles of vegetation, soil or rubble should be left overnight and if they are left then they should be dismantled by hand prior to removal. Night working should be avoided.
- Root protection zones should be established around retained trees / hedgerows and sensitive ecological sites so that storage of materials and vehicles, the movement of vehicles and works are not carried out within these zones.
- Pollution prevention measures should be adopted

Consideration should be given to climate change impacts, energy efficiency, alternative energy generation, sustainable transport (including electric vehicle and bike charging points and cycle storage), water efficiency, management of waste during and post construction and the use of recycled materials and sustainable building methods.

The meeting closed at 8.44pm.

CHAIRMAN